

117.0

Map

0001

Block

0008.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,110,000 /

USE VALUE: 1,110,000 /

ASSESSed: 1,110,000 /

Total Card /

Total Parcel

1,110,000

1,110,000

1,110,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		DOTHAN ST, ARLINGTON

OWNERSHIP

Owner 1:	RIBEIRO RAMIRO MAGALHAES				
Owner 2:	GARCIA FERNANDA TOUSO				
Owner 3:					
Street 1:	79 DOTHAN ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	SECO PROPERTIES LLC -		
Owner 2:	-		
Street 1:	215 LEXINGTON ST		
Twn/City:	WOBURN		
St/Prov:	MA	Cntry:	
Postal:	01801		

NARRATIVE DESCRIPTION

This parcel contains 9,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2855 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9600		Sq. Ft.	Site		0	70.	0.74	6									495,600						495,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9600.000	614,400		495,600	1,110,000
Total Card	0.220	614,400		495,600	1,110,000
Total Parcel	0.220	614,400		495,600	1,110,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	388.82	/Parcel:	388.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	614,400	0	9,600.	495,600	1,110,000	1,110,000	Year End Roll	12/18/2019
2019	101	FV	457,600	0	9,600.	488,500	946,100	946,100	Year End Roll	1/3/2019
2018	101	FV	159,500	500	9,600.	375,200	535,200	535,200	Year End Roll	12/20/2017
2017	101	FV	159,500	500	9,600.	354,000	514,000	514,000	Year End Roll	1/3/2017
2016	101	FV	159,500	500	9,600.	325,700	485,700	485,700	Year End	1/4/2016
2015	101	FV	158,700	500	9,600.	304,400	463,600	463,600	Year End Roll	12/11/2014
2014	101	FV	158,700	500	9,600.	280,400	439,600	439,600	Year End Roll	12/16/2013
2013	101	FV	158,700	500	9,600.	280,400	439,600	439,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SECO PROPERTIES	72412-311	1	4/2/2019		1,080,000	No	No		
SEAVER PROPERTI	72040-278	1	12/20/2018	Intra-Corp	800,000	No	No		
PICARDO ERIKA &	69868-327		8/31/2017	Change>Sale	601,000	No	No		12/18/2017 WPA FORM 5 BK 70400 PG 22.
PICARDO NICHOLA	61093-252		1/30/2013	Convenience		1	No	No	
OHANIAN JOHN	50158-191		9/27/2007		355,000	No	No		
OHANIAN FLORENC	9073-28		2/5/2002	Family		No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SECO PROPERTIES	72412-311	1	4/2/2019		1,080,000	No	No		
SEAVER PROPERTI	72040-278	1	12/20/2018	Intra-Corp	800,000	No	No		
PICARDO ERIKA &	69868-327		8/31/2017	Change>Sale	601,000	No	No		12/18/2017 WPA FORM 5 BK 70400 PG 22.
PICARDO NICHOLA	61093-252		1/30/2013	Convenience		1	No	No	
OHANIAN JOHN	50158-191		9/27/2007		355,000	No	No		
OHANIAN FLORENC	9073-28		2/5/2002	Family		No	No	N	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2017	1678	Heat App	7,800	C				
11/2/2017	1457	Inter Fi	177,500	C				
11/8/2007	1036	Redo Kit	33,000			G9	GR FY09	remodel bathroom a

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2017	1678	Heat App	7,800	C				
11/2/2017	1457	Inter Fi	177,500	C				
11/8/2007	1036	Redo Kit	33,000			G9	GR FY09	remodel bathroom a

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Meas/Inspect	DGM	D Mann
1/16/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
3/8/2000	Inspected	264	PATRIOT
2/9/2000	Measured	264	PATRIOT
8/31/1993		PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

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2021

